

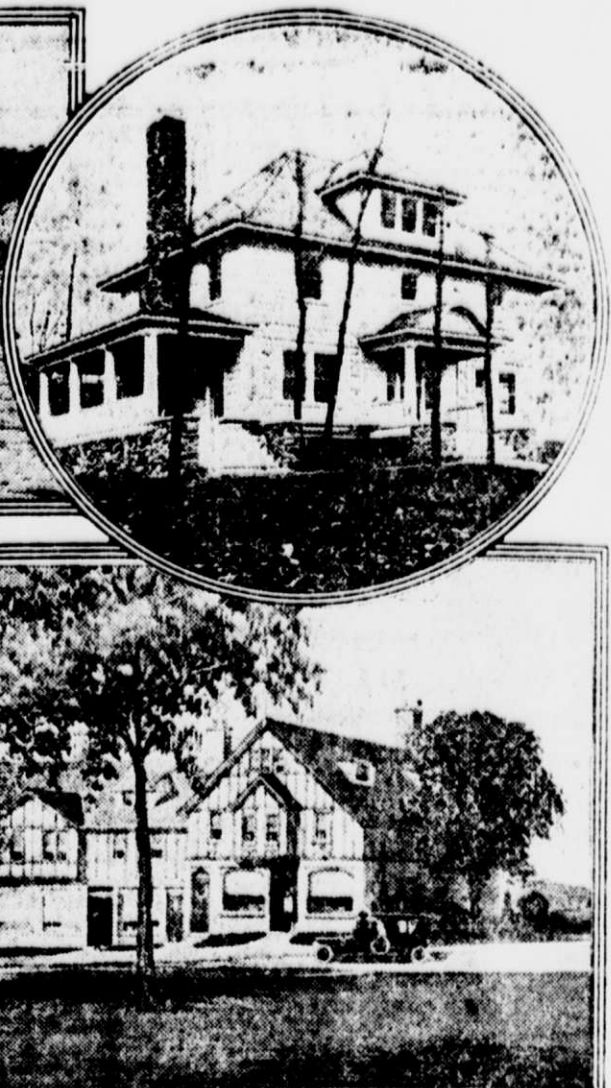
Mountain Lakes, N. J., a Three Year Old Development



Panoramic View



from one of the Lakes.



Over at Mountain Lakes, in New Jersey, adjoining the town of Boon on, in the foothills of the mountains which occupy the northern part of the State, the residents are preparing to celebrate the third anniversary of the founding of the community, which only three years ago was a vast stretch of mountain lakes, woods and plains, unoccupied and practically unsought, and which now is one of the most highly developed home communities about New York, with more than 100 homes, a permanent population of about 1,000 people and every convenience and comfort the suburbs have to offer.

There are 1,000 acres in the tract, which at the present rate of development will take rank within a few years with some of the better known and older communities. The growth and development there form one of the interesting features of the wonderful suburban expansion that has been seen on all sides since the advent of real rapid transit in the form of tunnels, electrically propelled railroads and increased train service. In several parts of the outlying sections skillful men have built up through perfect organizations new towns which are improvements on the settlements of a generation ago. Mountain Lakes is one of these.

Having gained experience in the development of rough, unimproved land through building up a notable community on the north shore of Long Island, the builders of Shoreham moved over to New Jersey and took hold of the

acres on which they are now working. That section was part of a great tract of land granted to George III. of England to the Presbyterian Church, and it included originally the farming lands of what are now Morristown, Troy Hills, Parsippany and Pine Brook, and certain meadow and woodland on the mountains. As the church conveyed the farms to the early settlers it conveyed also to each about 100 acres of meadow and twenty acres of woodland, and these woodlands were passed from generation to generation for many years and were known as Parsippany Woods.

Some of New Jersey's best known and most attractive towns have been built within the original grant, but the principal part of the woods section remained wholly undeveloped and unimproved until Mountain Lakes was established. It is from the lakes that the settlement takes its name. Living in the valleys between gradually rising hills are five bodies of fresh water fed by springs and mountain streams. Three of them are in a chain, and the two others, the largest of all, are separated except for a made waterway sufficient for canoes and rowboats. Besides giving the whole of the section an unusual and most charming setting, these lakes provide beautiful recreation for the residents during practically the entire year. When their surfaces are frozen over in winter Mountain Lakes residents enjoy skating and other ice sports, and when the water is free of ice the lakes afford excellent sailing, rowing and canoeing. Their clear



Ready for Winter Sport.

Stores to Serve Residents Apartments in Upper Parts

pure cold water is sought eagerly by bathers in summer.

Probably the completeness of the organization which has handled the property is as responsible for the success of the community as is the excellence of the property itself. Under the direction of H. J. Hapgood departments have been formed to attend to every phase of development. One such department has to do with clearing the property. Forces of men employing motor driven saws go about the property cutting trees from future building sites. These trees are then cut into suitable lengths and are sold to the railroad company for props in its coal mines. Another band attends to the building of houses, of which from eight to ten are turned out every month from plans prepared in an architectural department of the company. Roads are made by still another department from material taken from the property, principally from the excavations for cellars for new houses.

For nearly three years from 250 to 400 men have been employed all the time on these various works, all under the direction of the owning company and all uniting to carry out the plan of development laid out when the place was a mountain fastness.

So rapid has been the growth of the community that the railroad serving it, the Delaware, Lackawanna and Western, saw good reason for building

a station right on the property, and did so last spring. Now all trains, even those labeled express, stop at Mountain Lakes on both their up and down trips, giving a direct through service from Jersey City in fifty-five minutes. One of the large improvements planned for the community this spring is a row of buildings on a block just opposite the station which will be given over to stores and apartments. These will be the only stores in the whole settlement, which also is restricted against any kind of business or manufacturing. The apartments above the stores will be most complete, and they too will be the only dwellings of that type in Mountain Lakes.

Houses erected during the last three years are of various types, a few of which are shown here. It was planned to make Mountain Lakes available for men and families of moderate means and to that end homes were built which could be sold with sizable plots for from about \$5,000 to \$20,000. The builders claim for them that they are as well built and as well planned as it is possible to make houses of equal cost. That many persons agree with them is evidenced by the fact that sales from January 1 amount to almost \$1,000,000. Recently it has been found that the greatest call is for types of houses which can be built for from \$8,000 to \$15,000.

BUSINESS RENTALS.

Pease & Elliman have leased the store at the northwest corner of Madison avenue and Forty-eighth street to Mrs. J. B. Wilbanks, a dealer in antiques, and the third floor at 133 to 137 West Forty-fourth street to Leo Pelet, Inc., music publishers.

Boring, Bacon & Henry have rented space in the Architects Building to the Austral Window Company; also space in 250 West Fifty-fourth street to the Overman Tire Company and the Harold Motor Car Company.

McCarthy & Fellows have leased the store and basement in the Schneider-Anderson building at 16 and 18 West

Forty-sixth street for a term of years at an aggregate rental of about \$100,000 to the Elias E. Pearsall Company, now located at 541 Fifth avenue.

Douglas L. Elliman & Co. have leased 15 East Forty-ninth street, a four story house, to H. S. de Sola, wholesale dealer in antiques and tapestries.

The Cross & Brown Company has leased the fourth floor in the building to be erected at the southeast corner of Fifth avenue and Forty-sixth street to Mrs. Rose Binner, corsetiere, John N. Golding representing the tenant. The Cross & Brown Company also leased the five story building to be erected at West Sixty-sixth street to Alfred J. Walker & Co. for a term of years.

BIG APARTMENT PLOTS SOLD.

Fine Buildings to Be Erected on East and West Sides.

Two real estate transactions closed yesterday, involving properties in different parts of the city, promise the erection of two more notable apartment houses. The larger of these will be built at the southwest corner of Park avenue and Seventy-seventh street. The other will be on the south side of Eighty-seventh street, just east of Amsterdam avenue.

The Park avenue property has been purchased by George F. Johnson and George F. Johnson, Jr., from A. L. Mordecai & Son, through the agency of Robert L. Lee Mordecai. It consists of a plot fronting 102.2 feet on Park avenue and 157 feet on Seventy-seventh street, covered by dwellings and stables. It will be improved with a twelve story apartment house from plans by Rouse & Goldstone. On the adjoining Seventy-sixth street corner is a similar building recently erected by Frederick Johnson. The sellers of the Seventy-seventh street plot purchased it about two months ago. The entire operation, land and building, will involve a cost of about \$1,700,000.

Jacob Axelrod, under the name of the West Side Construction Company, will conduct the West Eighty-seventh street operation. He purchased yesterday through W. & L. Axelrod Company, from the Alliance Realty Company, 162 to 172 West Eighty-seventh street, six three story and basement dwellings, occupying a plot 100x100 feet on the south side of the street, 97.4 feet east of Amsterdam avenue and adjoining the five story Scarborough-Curtis apartment on the corner. On the west side of Amsterdam avenue is the Belmont apartment. Permanent light will be afforded the new apartment by reason of the low building of the Park Presbyterian Church, at the northwest corner of Amsterdam avenue and Eighty-sixth street, which extends for some distance along the rear of the plot purchased.

Mr. Axelrod is planning to erect a nine story apartment on the site. The total cost of his operation is placed at \$950,000.

25TH STREET LOFT IN TRADE.

The F. R. Wood, W. H. Dolson Company has sold for the Midway Realty Company, Henry Helman, president, the new twelve story office and loft building at 123 to 125 West Twenty-fifth street, on plot 75x29.5, between Sixth and Seventh avenues, to the Thompson Avenue Realty Company, which gave in exchange the five story building at 257 Fifth avenue, on lot 247x100, between Twenty-eighth and Twenty-ninth streets, which the company acquired about a year ago from Bryan L. Kennelly.

ESTATE SELLS WATER FRONT.

J. Romayne Brown and A. P. W. Kimball, executors of the Loyal L. Smith estate, have sold to Horace J. Campbell a large tract of land partly under water, extending from Riverside Drive to a new street on a curve 1147 feet to the Hudson River, adjoining the land conveyed by Plot to Gordon October 23, 1891. The right of way of the New York Central Railroad is extended in the sale.

OTHER SALES IN MANHATTAN.

WEST 90TH STREET—Louise Kaufeld has sold 194 and 196 West Eighty-ninth street, two five story flats on plot 50x100, located 135 feet west of Columbus avenue. The buyer, Brian Osterwell, gave in part payment the dwellings at 222 Van Buren street and 947 Greene avenue, Brooklyn.

WEST 85TH STREET—The F. R. Wood, W. H. Dolson Company has sold for the estate of Bendly Lowenthal 59 West Eighty-fifth street, a four story and basement dwelling on lot 20x102.2, to a client for occupancy.

SALES IN THE BRONX.

OAK STREET—The D. H. Jackson Company has bought through L. J. Greenberger the plot 100x100 on the south side of Oak street, 100 feet from Syracuse avenue, Arden Estate. The Jackson company has bought from the same seller the plot 100x100 on Walnut street, facing Oak street, in exchange for 872 East Twelfth street, Brooklyn. The buyers intend to resell the property to builders. The seller is Charles C. Watkins, Jr.

UNION AVENUE—John F. Petzer has sold for the Polatschke-Spencer Realty Company 1111 and 1113 Union avenue, a six story flat on plot 50x100, to Charles Kastenhuber, who gives in exchange the plot 105x125 at the northwest corner of Wales avenue and 151st street.

EDISON AVENUE—The Realty and Commercial Company has sold to J. Montuor 15 and 16 Edison avenue, 50x100; to T. Innocenzo, 21 and 22 Edison avenue, 50x100, and to C. Renardi, 17 Edison avenue, 25x100.

BROOKLYN DWELLING BUYERS.

The Bulky & Horton Company has sold the three story dwelling at 22 Arlington place between Halsey and Fulton streets for J. H. Boldmann to a client for investment.

Burrill Brothers have sold the new three story American basement house at 553 Third street between Eighth avenue and Prospect Park West for the Trosser Realty Company to James E. Deans.

Frank A. Seaver has sold the house on plot 100x100 on the southeast corner of Tenth avenue and Seventy-third street for Fanny P. Quinn to a buyer for occupancy.

William P. Rae & Co. have sold at Sea Gate a cottage on the north side of Centre avenue, 150 feet east of Highland avenue, for A. S. Hart, to a client for investment, and a cottage on the south side of Lyne avenue, 150 feet west of Sea Gate avenue, for John Hoffman to Frederick Pratt for occupancy.

A. Peace & Son have sold for a client the three story and basement dwelling at 25 Carroll street, between Seventh and Eighth avenues, to a buyer for occupancy.

STATEN ISLAND BUYER.

J. Sterling Drake has sold for the Mountain View Realty Company to G. J. and M. P. Walcott, a plot 60x100, with a new house on Mountain View avenue, Casleton Corners, Staten Island.

MONTCLAIR APARTMENT SALE.

J. G. Trussell Moore has sold Hudson Hall, a large apartment house on Union street, Montclair, N. J., for James M. Anderson. The buyer, the Albany Realty Company, gave in part payment a large tract of land at Morristown, N. J.

COSTON HOMESTEAD SOLD.

The estate of Martha J. Coston has sold through Cornelius G. Koiff to Hans Hermanson of West New Brighton, Staten Island, the Coston homestead. This property has a frontage of 100 feet on Benet avenue and runs through to Oakland avenue, a distance of 235 feet. The property was long the home of Mrs. Coston, the inventor of the Coston signal lights, which are used by the United States Navy and by shipping interests throughout the world.

BUYERS AT SOMERVILLE PARK.

Somerville & Somerville report the following sales at Somerville Park, Avenue A: A plot of six lots on the south side of Morris avenue, adjacent to Somerville Harbor, to W. W. Peasall; a plot of four lots on the east side of Remington avenue, north of Alameda avenue, to M. Miller; a plot of two lots on the west side of Vernam avenue to M. Springhill; a plot 40x100, on the east side of Gaston avenue, to L. Scholz. At Somerville Park, 1. Zaret has sold to C. D. McKinley a frame cottage on the south side of Elizabeth avenue.

SALE OF CEDARHURST HOUSE.

David Kraus has sold the twelve room stucco dwelling with garage, on Arlington street and Argyll road, Cedarhurst Park, Cedarhurst, L. I.

BUYER AT GEDNEY FARM.

The Gedney Farm Company has sold two plots, one on Sherman avenue and the other on Little John place, opposite the site of the new Gedney Farm Hotel. The buyer, Miss Emily A. Watson, will erect on the property a residence from plans by Delano & Aldrich.

MOUNT VERNON DWELLING SOLD.

The Anderson Realty Company has sold for William H. Whitney to Hester Kelly his residence at 127 South Tenth avenue, Mount Vernon.

SALE OF ELIZABETH ACRES.

George B. Cora has sold for Charles L. Noble to the Roselle Heights Realty Company of New Jersey, thirty-eight acres at Locust Station, on the Central Railroad of New Jersey. The property lies partly in the city of Elizabeth and in the Borough of Roselle, and has been held at \$75,000. Some of the streets have already been cut through, sewers installed, and sidewalks laid. The company intends to continue the development of the property.

UP-STATE ESTATE SALES.

Lounsbury & Tharp have sold for A. DeWitt Cochran fifty-two acres at Hastings-on-Hudson, with dwelling and outbuildings and for Rodney Gibson, 350 acres at Pawling, with large dwelling house, cottage and barns.

CITY PROPERTY BUYERS.

Frederick Ruppert is the buyer of the dwelling at 229 Manhattan avenue, the sale of which by Ruben E. Pichthorn, through Goodwin & Goodwin, was reported recently. Mrs. Alfred Simmons is the buyer of

the two dwellings at 107 and 109 West Ninety-third street, the sale of which by William B. Leigh was reported recently. Mrs. Simmons also owns and occupies 119 on the same block.

FALLING OFF IN BUILDING HERE.

Report for First Quarter Shows a Decrease of \$8,000,000 in Cost.

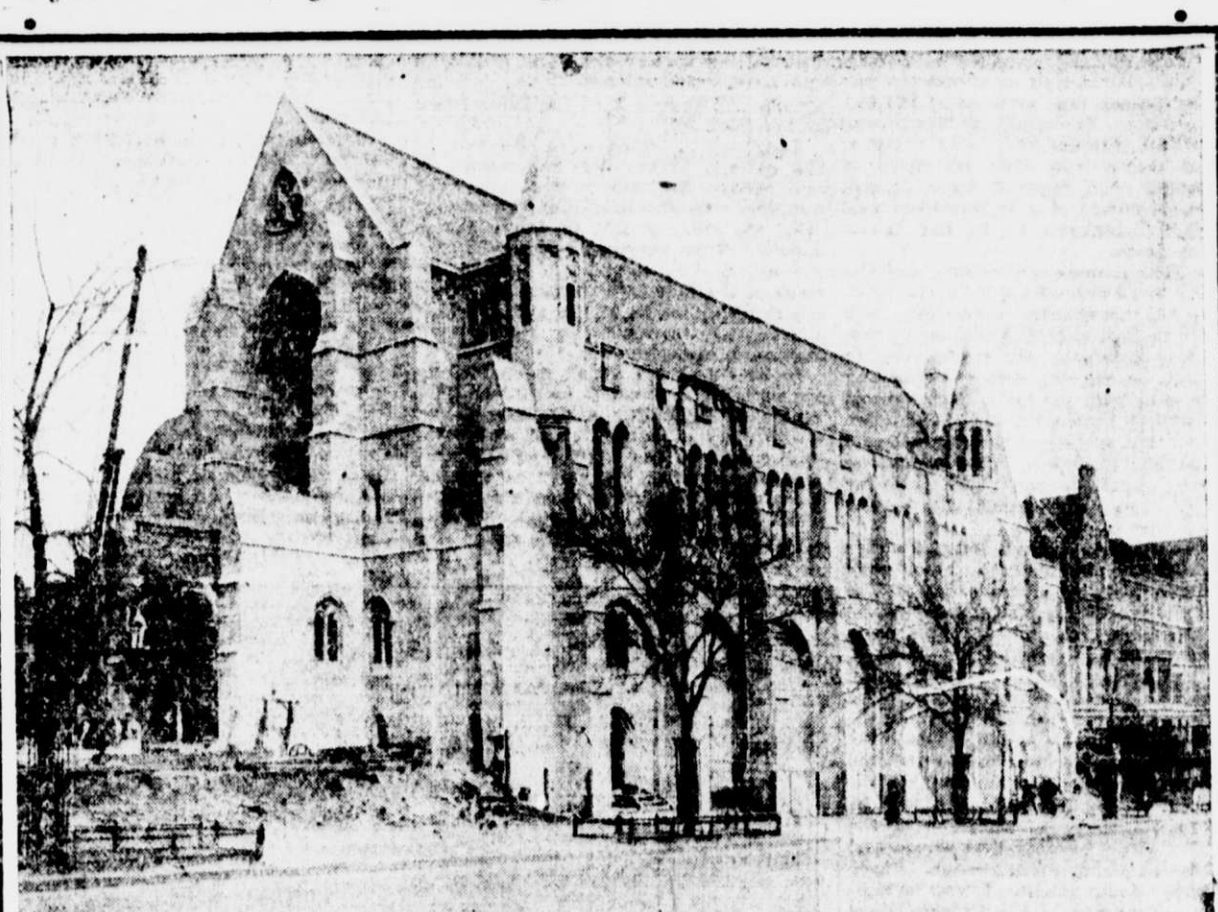
During the last three months plans were filed in Manhattan for 156 new buildings at an aggregate cost of \$20,825,155, as against 193 costing \$28,320,200 during the same period last year.

The monthly report shows a loss in every class of buildings except places of amusement, which show a gain of nine, stables and garages, which increased six, and hospitals, which show a gain of two. Plans were filed last month for 78 new buildings, costing \$8,412,090, against 67, costing \$16,325,325 the same month last year.

Among the plans filed were three calling for structures to cost \$1,000,000 or more. They were the J. P. Morgan & Co. banking house, at 29 to 33 Wall street, costing \$1,200,000; a ten story loft building at 500 to 512 West Sixteenth street, costing \$1,000,000, and a seventeen story printing house at 87 to 93 White street, costing \$1,200,000.

Plans were filed for a sixteen story office building at the northeast corner of Madison avenue and Thirty-third street to cost \$400,000, a seventeen story store and loft building at 6 and 8 West Thirty-second street, costing \$85,600; a six story apartment at the southeast corner of Fort Washington avenue and 161st street, costing \$250,000; a six story apartment on the west side of Northern avenue north of 181st street, costing \$171,000; a nine story apartment at 175 to 182 West Seventeenth street, costing \$175,000; a five story apartment on the east side of 297th street, 25 feet south of Cooper street, costing \$100,000; a six story apartment at the northwest corner of St. Nicholas avenue and 164th street, costing \$300,000; an eight story building at 106 and 108 East Fifty-second street, for the Women's University Club, at a cost of \$130,000 and a five story club at 105 and 107 West Fifty-second street, for the Freund-schaft Society, at a cost of \$150,000; eight moving picture theatres at an aggregate cost of \$257,000; an eleven story hotel at 103 and 105 West Eighty-second street, costing \$120,000; an eleven story garage at 16 to 24 West Sixty-first street, at a cost of \$325,000; an opera house, for Oscar Hammerstein, at 507 and 509 Lexington avenue, at a cost of \$150,000; a three story theatre, store and lofts at 250 and 252 West Ninetieth street, at a cost of \$150,000, and a three story theatre and lofts at 2215 to 2258 Broadway at a cost of \$150,000.

Synod Hall, J. P. Morgan and W. B. Cutting Gift



The new synod hall at the southwest corner of the grounds of the Cathedral of St. John the Divine was the gift of J. Pierpont Morgan and W. Bayard Cutting, one of the last benefactions in the lives of both. Its cost will be approximately \$300,000 and the work is being done by Crum, Goodhue & Ferguson under Ralph Adams Cram.

The architecture is pure Gothic in every detail, inside and out. The building material is a new West Virginia sandstone, gray with pink tinges, which will mellow beautifully with age. This is the first structure for which this particular stone has ever been used.

The west door, which is the main entrance, will be beautified with elaborate carvings. In the tympanum over the door will be shown the Commission to the Disciples, with the figure of Christ in the middle. In the archivolt will be

three concentric rings of little canopied groups; the inner ring representing the labors of man, the second the arts and sciences and the outer ring the great missionaries to all nations and peoples. The seven large figures standing in the niches below will be the great lay representatives of Christian civilization and government. In the middle niche between the doors will be George Washington, and the other niches will contain Constantine, Charles Martel, Alfred the Great, St. Louis, Gustavus Adolphus and others.

The new synod hall is 171,969 feet and is 88 feet to the peak of the slate roof. The main hall measures 96x65 feet and towers 69 feet. Between it and the slate roof a space of 19 feet for air circulation has been left.

Balconies, which will accommodate 400 people run along the sides of the

hall, and the main floor will seat 800 people. The windows above and below the galleries are of stained glass imported from England.

The entrance hall on Cathedral Parkway is 19x16 feet and is finished in antique plaster. There is a service room 35x19 feet at the east end and the room for the heating and bathroom plant measures 30x32 feet.

The entrance hall on Cathedral Parkway is 19x16 feet. On the main floor there is a lobby 36x21 feet and a coat room 21x12 feet. There are three small utility rooms on this floor with 12 lockers and floors of Japanese oak.

The new synod hall will be completed about July 1. In time for the thirty-third annual general convention of the Protestant Episcopal Church, which will meet next October in New York.